134.0	0001	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,194,400 / 1,194,400
					USE VALUE:	1,194,400 / 1,194,400
					ASSESSED:	1,194,400 / 1,194,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		BONAD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ABANTO MARIO E & GRACIELA M	
Owner 2:		
Owner 3:		
Street 1:	42 BONAD ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	ABANTO MARIO -
Owner 2:	-
Street 1:	42 BONAD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 8,478 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1950, having primarily Vinyl Exterior and 2892 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8478.000	653,600	1,300	539,500	1,194,400
Total Card	0.195	653,600	1,300	539,500	1,194,400
Total Parcel	0.195	653,600	1,300	539,500	1,194,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.00 | /Parcel: 413.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 86141
GIS Ref:
GIS Ref:
Insp Date: 12/02/17

PREVIOUS ASSESSMENT

Parcel ID: 134.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	302,600	0	8,478.	539,500	842,100	842,100	Year End Roll	12/18/2019
2019	101	FV	229,100	0	8,478.	505,800	734,900	734,900	Year End Roll	1/3/2019
2018	101	FV	221,700	0	8,478.	418,100	639,800	639,800	Year End Roll	12/20/2017
2017	101	FV	221,700	0	8,478.	384,400	606,100	606,100	Year End Roll	1/3/2017
2016	101	FV	221,700	0	8,478.	350,700	572,400	572,400	Year End	1/4/2016
2015	101	FV	216,100	0	8,478.	343,900	560,000	560,000	Year End Roll	12/11/2014
2014	101	FV	216,100	0	8,478.	319,600	535,700	535,700	Year End Roll	12/16/2013
2013	101	FV	216,100	0	8,478.	304,100	520,200	520,200		12/13/2012

!10435!

PRINT

Date	Time
12/11/20	00:44:21

LAST REV

Date	Time
06/22/20	10:36:34

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10435

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ABANTO MARIO,	58892-594		4/13/2012	Convenience	1	No	No		
OKS-STONE CAROL	46092-263		9/15/2005		419,000	No	No		
THROCKMORTON TH	40804-559		9/9/2003		375,000	No	No		
KNOX CARMEN	32387-482		2/20/2001		262,000	No	No		
RILEY JOHN H/ET	29801-508		2/16/1999	Estate/Div	196,000	No	No		F

USER DEFINED

Prior Id # 1:	86141
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2019	1374	Heat App	14,750					
3/27/2019	406	Addition	285,500	O				
6/12/2006	459	Addition	85,000			G7	GR FY07	NEW FLA / CRAWL SP
10/20/2003	902	Redo Bat	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2020	Permit Visit	DGM	D Mann
12/2/2017	MEAS INT REF	HS	Hanne S
7/16/2009	Fieldrev-Chg	BR	B Rossignol
1/22/2009	Measured	372	PATRIOT
12/28/2005	MLS	MM	Mary M
1/6/2004	MLS	HC	Helen Chinal
7/20/2001	MLS	MM	Mary M
12/21/1999	Inspected	276	PATRIOT
11/23/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8478		Sq. Ft.	Site		0	80.	0.80	9									539,472						539,500	

Total AC/HA: 0.19463 | Total SF/SM: 8478 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 539,472 | Spl Credit | Total: 539,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1950	Eff Yr Blt:	2020
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.98757714
Const Adj.:	0.97990203
Adj $ / SQ:	125.805
Other Features:	95514
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	660217
Depreciation:	6602
Depreciated Total:	653615

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4		Baths: 1					HB		

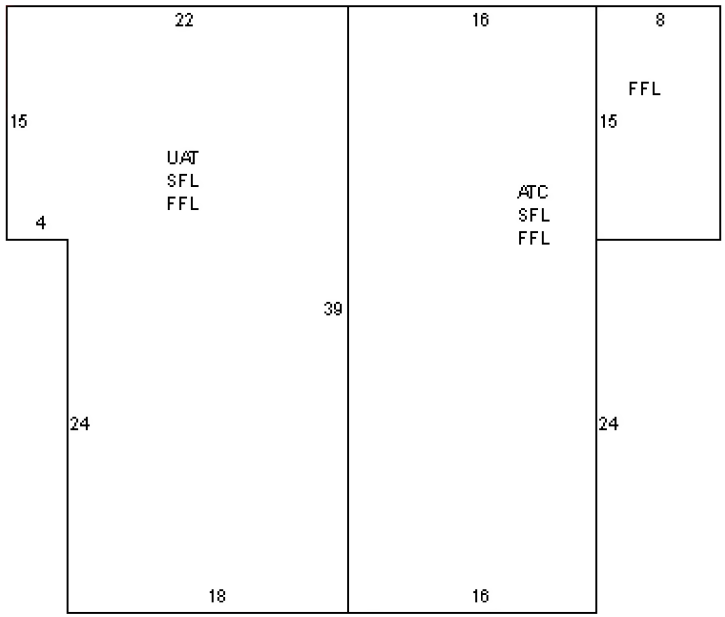
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.32
Special Features:	0	Val/Su Net:	198.00
Final Total:	653600	Val/Su SzAd	210.13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,506	125.800	189,462
SFL	Second Floor	1,386	125.800	174,365
ATC	Attic	218	125.800	27,476
UAT	Upper Attic	191	50.320	9,586

Net Sketched Area:	3,301			Total:	400,889
Size Ad	3110.3999	Gross Are	4278	FinArea	2892

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1995	0.00	T	19.2	101						
6	Carport	D	Y	1	8X8	A	AV	2020	20.00	T	1	101			1,300			1,300

More:	N	Total Yard Items:	1,300	Total Special Featues:		Total:	1,300